

Montecito Country Club (MST2005-00831)
MITIGATION MONITORING AND REPORTING PROGRAM

PROJECT LOCATION

920 Summit Road, Santa Barbara, CA

PROJECT DESCRIPTION

The project involves several changes to the site plan of the existing Montecito Country Club and Golf Course (MCC). The project includes a redesign of the existing golf course, including grading, removal of trees and a habitat restoration and revegetation plan; improvements to the exterior and perimeter of the existing clubhouse; demolition of the existing maintenance buildings, cart barn, tennis pro shop and flammable materials building; and construction of a new maintenance building, new golf pro shop, new tennis pro shop, new tennis courts and new cart barn. Net new building square footage resulting from the project is 982 square feet. The project would involve approximately 106,000 cubic yards of cut and 86,000 cubic yards of fill. It is anticipated that grading associated with the project will be balanced on site.

PURPOSE

The purpose of the **Montecito Country Club** Mitigation Monitoring and Reporting Program (MMRP) is to ensure compliance with all mitigation measures identified in the Initial Study to mitigate or avoid potentially significant adverse environmental impacts resulting from the proposed project. The implementation of this MMRP shall be accomplished by City staff and the project developer's consultants and representatives. The program shall apply to the following phases of the project:

- Plan and specification preparation
- Pre-construction conference
- Construction of the site improvements
- Post Construction

I. RESPONSIBILITIES AND DUTIES

A qualified representative of the developer, approved by the City Planning Division and paid for by the developer, shall be designated as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of this mitigation monitoring and reporting program to the City. The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in this program.

It is the responsibility of the contractor to comply with all mitigation measures listed in the attached MMRP matrix. Any problems or concerns between monitors and construction personnel shall be addressed by the PEC and the contractor. The contractor shall prepare a construction schedule subject to the review and approval of the PEC. The contractor shall inform the PEC of any major revisions to the construction schedule at least 48 hours in advance. The PEC and contractor shall meet on a weekly basis in order to assess compliance and review future construction activities.

A. PRE-CONSTRUCTION BRIEFING

The PEC shall prepare a pre-construction project briefing report. The report shall include a list of all mitigation measures and a plot plan delineating all sensitive areas to be avoided. This report shall be provided to all construction personnel.

The pre-construction briefing shall be conducted by the PEC. The briefing shall be attended by the PEC, construction manager, necessary consultants, Planning Division Case Planner, Public Works representative and all contractors and subcontractors associated with the project. Multiple pre-construction briefings shall be conducted as the work progresses and a change in contractor occurs.

The MMRP shall be presented to those in attendance. The briefing presentation shall include project background, the purpose of the MMRP, duties and responsibilities of each participant, communication procedures, monitoring criteria, compliance criteria, filling out of reports, and duties and responsibilities of the PEC and project consultants.

It shall be emphasized at this briefing that the PEC and project consultants have the authority to stop construction and redirect construction equipment in order to comply with all mitigation measures.

Once construction commences, field meetings between the PEC and project consultants, and contractors shall be held on an as-needed basis in order to create feasible mitigation measures for unanticipated impacts, assess potential effects, and resolve conflicts.

II. IMPLEMENTATION PROCEDURES

There are three types of activities which require monitoring. The first type pertains to the review of the Conditions of Approval and Construction Plans and Specifications. The second type relates to construction activities and the third to ongoing monitoring activities during operation of the project.

A. MONITORING PROCEDURES

The PEC and required consultant(s) shall monitor all field activities. The authority and responsibilities of the PEC and consultant(s) are described in the previous section.

B. REPORTING PROCEDURES

The following three (3) types of reports shall be prepared:

1. Schedule

The PEC and contractor shall prepare a monthly construction schedule to be submitted to the City prior to or at the pre-construction briefing.

2. General Progress Reports

The PEC shall be responsible for preparing written progress reports submitted to the City. These reports would be expected on a weekly basis during grading, excavation and construction, activities. The reports would document field activities and compliance with project mitigation measures, such as dust control and sound reduction construction.

3. Final Report

A final report shall be submitted to the Planning Division when all monitoring (other than long term operational) has been completed and shall include the following:

- a. A brief summary of all monitoring activities.
- b. The date(s) the monitoring occurred.
- c. An identification of any violations and the manner in which they were dealt with.
- d. Any technical reports required, such as noise measurements.
- e. A list of all project mitigation monitors.

C. MMRP MATRIX

The following MMRP Matrix describes each initial study mitigation measure, monitoring activities and the responsibilities of the various parties, along with the timing and frequency of monitoring and reporting activities. For complete language of each condition, the matrix should be used in conjunction with the mitigation measures described in full in the Initial Study.

The MMRP Matrix is intended to be used by all parties involved in monitoring the project mitigation measures, as well as project contractors and others working in the field. The Matrix should be used as a compliance checklist to aid in compliance verification and monitoring requirements. A copy of the MMRP matrix shall be kept in the project file as verification that compliance with all mitigation measures has occurred.

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MITIGATION MEASURE	PARTY RESPONSIBLE FOR IMPLEMENTATION	VERIFICATION			COMMENTS
		DATE	ACCOMPLISHED		
AQ-1 Construction Dust Control - Watering During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to achieve minimum soil moisture of 12% to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.	PEC				
Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas every three hours. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.					
AQ-2 Construction Dust Control - Tarping Trucks transporting fill material to and from the site shall be covered from the point of origin and maintain a freeboard height of 12 inches.	PEC				
AQ-3 Construction Dust Control - Gravel Pads Gravel pads, 3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes or a pipe-grid track out control device shall be installed to	PEC				

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reduce mud/dirt track out from unpaved truck exit routes.				
AQ-4 Construction Dust Control – Minimize Disturbed Area/Speed.	PEC			
Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.				
AQ-5 Construction Dust Control – Disturbed Area Treatment.	PEC			
After clearing, grading, earth moving or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind erosion. This may be accomplished by:				
<ul style="list-style-type: none"> • Seeding and watering until grass cover is grown; • Spreading soil binders; • Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind; • Other methods approved in advance by the Air Pollution Control District. 				
AQ-6 Construction Dust Control – Paving.	All	PEC		
All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless				

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seeding or soil binders are used.				
AQ-7 Stockpiling. If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist by applying water at a rate of 1.4 gallons per hour per square yard, or treated with soil binders to prevent dust generation. Apply cover when wind events are declared.	PEC			
AQ-8 Construction Dust Control – Project Environmental Coordinator (PEC). The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when construction work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading for the structure.	PEC			
AQ-9 Exhaust Emissions – Engines. Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be used.	PEC			

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AQ-10 Engine Size. The engine size of construction equipment shall be the minimum practical size.	PEC			
AQ-11 Equipment Numbers. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.	PEC			
AQ-12 Equipment Maintenance. Construction equipment shall be maintained to meet the manufacturer's specifications.	PEC			
AQ-13 Engine timing. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines.	PEC			
AQ-14 Catalytic Converters. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.	PEC			
AQ-15 Diesel Catalytic Converters. Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available.	PEC			

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AQ-16 Diesel Replacements.	Diesel powered equipment shall be replaced by electric equipment whenever feasible.	PEC			
AQ-17 Idling Limitation.	Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units shall be used whenever possible.	PEC			
AQ-18 Worker Trips.	Construction worker trips shall be minimized by facilitating carpooling and by providing for lunch onsite.	PEC			
AQ-19 Biodiesel.	Biodiesel shall be used to the maximum extent feasible.	PEC			
AQ-20 Carpool Parking.	Provide preferential parking for carpools and vanpools.	PEC			
AQ-21 Vehicle Trackout.	Apply water every 4 hours to the area within 100 feet of a structure being demolished, to reduce vehicle trackout. Apply water to disturbed soils after demolition is completed or at the end of each day of cleanup.	PEC			

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AQ-22 Post Demolition. Apply dust suppressants (e.g., polymer emulsion) to disturbed areas upon completion of demolition if soils are left exposed for extended periods of time.	PEC			
AQ-23 Demolition Activities. Prohibit demolition activities when wind speeds exceed 25 mph.	PEC			
AQ-24 Compliance With SBCAPCD Rules and Regulation. The project must comply with all Rules and Regulations required by the Santa Barbara County APCD, including, but not limited to:	PEC			
<ul style="list-style-type: none"> • Compliance with APCD Rule 339, governing application of cutback and emulsified asphalt paving materials. • Obtaining required APCD permits for emergency diesel generators or any individual (or grouping) of boilers or large water heaters with a rated heat over 2.0 million BTUs per hour (MMBTu/hr). Depending on the size of the individual unit, the unit must comply with the requirements of APCD Rule 360 or Rule 361. 				
Evidence of compliance shall be submitted to the Planning Division.				
AQ-25 Asbestos. Pursuant to APCD Rule 1001, the applicant is required to complete and submit an APCD Asbestos Demolition and Renovation Compliance Checklist at least 10 working days prior	PEC			

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to commencing any alterations of the buildings. A Draft Checklist shall be submitted to the Planning Division prior to issuance of any building/demolition permit.					
BIO-1 Preliminary Habitat Restoration and Revegetation Plan. The restoration goals and approaches identified in the Preliminary Habitat Restoration and Revegetation Plan prepared by Hunt & Associates, dated 25 February 2009, shall be followed. This includes, but is not limited to, non-native vegetation removal and control; and revegetation planting, monitoring, and performance criteria. Invasive tree species shall be removed from the western, middle and eastern drainages, as recommended. All trees proposed for planting within the restoration area shall be native, locally-occurring species such as coast live oak, western sycamore, white alder, arroyo willow, California walnut or black cottonwood.	Applicant, landscape architect				
BIO-2 Landscaping Plan. A qualified biologist familiar with invasive, non-native plants shall review the planting palettes for all areas, including landscaping around the clubhouse, fairways, and other areas. Non-native plants that have a moderate to high probability for spreading to unintended areas shall be replaced with non-invasive species or native species. The biologist shall work closely with the landscape architect to ensure that all landscaping avoids the use of invasive plant species. The trees to be planted on the course shall focus on using native,	Applicant				

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locally-occurring species that are well-adapted for the project area, such as western sycamore and coast live oak. Planting area palettes within and around the western, middle and eastern drainages, and the two water features (ponds) shall consist of at least 90% native, locally-occurring species. Shoreline and buffer vegetation surrounding the ponds shall be composed of plants that provide food for herbivorous bird species, such as coots, duck, geese and other migratory and resident species, in order to passively limit their use of fairways, greens and other course features as foraging habitat.					
BIO-3 Tree Removal	PEC				<p>1. Tree Removal – Phasing. Tree removal shall not be phased; it shall occur in as short a time as possible within the confines of the construction “windows” identified below in order to reduce the time during which butterflies, bats and birds could be affected.</p> <p>2. Tree Removal Limitations.</p> <p>a. Monarch Butterflies. Tree removal/relocation/trimming activities shall not occur between October 1st and February 1st. If work must occur during this time, a qualified biologist shall survey any tree slated for removal, relocation or trimming no more than one week prior to removal. Trees containing aggregations of more than ten butterflies shall be protected from disturbance until butterflies have left the area. A 150-foot radius</p>

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temporary buffer shall be established around these aggregation trees. A qualified biologist shall periodically monitor the site to verify that butterflies have left the area before tree cutting proceeds.	b. Birds. Tree removal/relocation/ trimming activities shall not occur during nesting season (February 1 st – August 15 th). If these activities must occur during this time, a qualified biologist shall conduct a survey of the project area no more than one week prior to the activity to identify active nests or nest holes. In the event that active nests are found, a 300-foot radius no-disturbance buffer shall be established around trees containing active nests and this buffer shall be maintained until the biologist has verified that young have fledged the nest.			c. Bats. A qualified biologist shall map the location of all active and inactive woodpecker nest holes and decay holes on the property prior to any removal, relocation or trimming of trees. Trees slated for removal or relocation that contain woodpecker nest holes, decay holes, or other suitable bat roost sites should be surveyed by a qualified biologist using a fibre-optic endoscope to examine the holes and assess occupancy by bats. Trees containing active woodpecker nest holes shall be preserved <i>in situ</i> wherever possible. Trimming of such trees during course redesign shall be delayed until the nesting season has passed (March 1 st – July 1 st). Trimming of trees with active woodpecker nest holes shall be closely monitored by a qualified

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biologist. If trees containing active woodpecker nest holes must be removed or relocated, then the biologist shall consult with the California Department of Fish and Game prior to such removal as to the most appropriate course of action.					
d. Inspections. A qualified biologist shall work closely with the tree removal/trimming contractor to inspect all trees slated for removal, relocation or trimming at any time of year prior to such activity to ensure that birds or bats will not be injured or killed during such activities.					
e. Raptor Surveys. Focused raptor surveys that follow County and State protocols shall be conducted no more than two months prior to project initiation. These surveys typically require a minimum of five surveys spaced at least one week apart, conducted between February 1st and June 15th. Active raptor nest trees shall be flagged for avoidance and a 300-foot tree removal buffer shall be established around the tree(s) until a qualified biologist verifies that young have fledged the nest.					
BIO-4 Bat Boxes. Bat boxes shall be installed at locations selected by a qualified biologist throughout the course. Attracting and maintaining small colonies of bats on site could be a significant biological control agent for mosquitoes and other insects that breed in the water features (ponds) to be created on the course. This will reduce the need for chemical controls.					

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BIO-5 Legless Lizard Monitoring. A qualified biologist shall be present to monitor initial site demolition and initial grading (down to a depth of six inches) in the northwestern portions of the site in order to capture and relocate to suitable adjacent habitat any legless lizards exposed by these activities.	PEC			
BIO-6 Long-Term Maintenance of Ponds.	Applicant			<p>1. Native Aquatic Species. No non-native aquatic species shall be placed in the two permanent water features (ponds). Prior to construction of these water features, a qualified biologist shall prepare a letter report detailing native aquatic species that could be introduced and function as biological control agents for mosquitoes and other noxious pests. The course operations manager shall work closely with the biologist to implement the plan and ensure that non-native, predatory species are not introduced into these water features.</p> <p>2. Pond Draining. If the two water features (ponds) are periodically drained, a qualified biologist shall salvage native fish and other animals inhabiting the features until they can be placed back into the restored water feature. The biologist shall train course maintenance personnel so that they can take over the salvage operation in the future.</p> <p>3. Pond Water Quality. Water quality in the ponds shall be maintained using "green"</p>

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methods, such as aerators, in order to minimize or avoid the use of chemicals. Pond water shall be recirculated to the western and middle drainages to increase aeration and avoid the need for chemical maintenance of water quality. The shorelines of the ponds shall be planted with native wetland vegetation that will require little or no maintenance, and the nearshore areas shall be designed so that invasive aquatic vegetation, such as bulrushes and cattails do not overrun the ponds and require chronic chemical and/or mechanical control.				

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BIO-7 Golf Course Maintenance	Applicant			
<p>1. Wildlife Encroachment Management. The golf course maintenance manager shall develop a plan for managing wildlife encroachment issues, to be submitted with the permit to the California Department of Fish and Game (CDFG). A qualified biologist and the CDFG representative shall review this plan as part of the permitting process. Control methods used to reduce wildlife encroachment onto the course, if necessary, shall be limited to methods that do not cause mortality, such as the use of trained dogs to discourage birds from foraging in certain areas.</p> <p>2. Integrated Pest Management. The golf course maintenance manager shall prepare and implement a management plan for the three drainages, two de-silting basins and two ponds. The plan shall incorporate the principles, methods, and approach of the City's Integrated Pest Management (IPM) Plan (as it is revised and updated from time to time) in order to minimize the use of pesticides and herbicides for landscape maintenance.</p>				
BIO-8 Nest Boxes. Nest boxes for bluebirds and American kestrels and nesting structures for cliff swallows shall be installed at sites selected by a qualified biologist around the property. These birds could be very effective biological control agents for a diversity of insects, including mosquitoes, that may breed in the proposed water features (ponds), thereby	Applicant			

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reducing the need for chemical controls.				
BIO-9 Trees	Applicant			<p>1. Oak Tree Removal. All coast live oaks in excess of three inches in diameter at basal height that are removed shall be mitigated at a 10:1 ratio by planting 5-gallon coast live oaks obtained from locally-collected acorns and grown in a local native plant nursery. A minimum survivorship ratio of 80% shall be achieved three years post-planting.</p> <p>2. Oak Tree Relocation. Any coast live oak in excess of three inches in diameter at basal height that is relocated and does not survive three years post-planting shall be mitigated at a 10:1 ratio by planting 5-gallon coast live oaks obtained from locally-collected acorns and grown in a local native plant nursery. For the 10:1 replacement oaks, a minimum survivorship ratio of 80% shall be achieved three years post-planting.</p> <p>3. Tree Relocation. The 83 existing trees identified for relocation in the Tree Protection Plan prepared by Duke McPherson and dated February 16, 2009 shall be relocated on the project site and shall be fenced and protected during construction.</p> <p>4. Tree Protection Measures. The landscape plan and grading plan shall include the following tree protection measures, intended to minimize impacts on trees:</p>

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a. Landscaping Under Trees. Landscaping under the trees shall be compatible with the preservation of the tree(s).				
b. Trees shall be adequately protected from damage inflicted by machinery in root zones, canopies and on tree trunks. Well staked protective fencing will be needed in most cases. Where activity is not expected to be intensive, staked caution tape may be appropriate. Provide signage that cautions personnel to keep away from trees.				
c. Access roads shall not run across Critical Root Zones. In situations where this cannot be avoided, a 4" layer of tree chips is to be laid down to insulate tree roots.				
d. No equipment, soil, or debris of any kind shall be placed on tree Critical Root Zones.				
e. No trenching of any kind shall be permitted through Critical Root Zones unless supervised by the project Arborist.				
f. Clean-out pits for plaster and concrete are to be placed well away from root zones.				
g. A qualified Arborist shall be present during any excavation adjacent to or beneath the dripline of the tree(s) which (is) (are) required to be protected.				
BIO-10 Best Management Practices. The contractor shall implement all applicable best		Applicant		

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management practices (BMPs) when working near or within the bed or banks of the three on-site drainages to ensure that sediment is not transported downstream. The contractor shall implement all applicable BMPs around storm drains, concrete clean-out areas, etc. to ensure that sediment and/or pollutants are not transported off site.					
BIO-11 Wetland Restoration. The western pond and western and eastern drainages shall be constructed and maintained to restore, expand, and improve the biological productivity of on-site coastal wetlands and improve the quality of surface flows leaving the project area and entering Andree Clark Bird Refuge, as compared to existing conditions. Temporary and permanent disturbance impacts to on-site wetlands and net restoration benefits to these wetlands as a result of implementing the project shall be at least that identified in Table 5 of the Revised Biological Assessment prepared by Hunt and Associates and dated 25 February 2009.	Applicant				
BIO-12 Oak-Sycamore Riparian Woodland. Where feasible, restoration areas shall be enlarged to accommodate more landscape and habitat setback area. The upper on-site watershed of the western drainage and the on-site reach of the eastern drainage represent valuable opportunities to restore upland and riparian habitat.	Riparian Woodland Applicant				

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CR-1 Swimming Pool Area.	Applicant			
1. Materials. Finish materials for the remodeled swimming pool terrace shall be referential to the nearby Clubhouse.				
2. Planting. The planting scheme for the swimming pool shall draw its inspiration from the historic planting scheme of the Clubhouse.				
3. Design Approval. The final design scheme for the swimming pool terrace shall be reviewed by the historian of record and submitted to the City's Historic Landmarks Commission for their review and approval.				
CR-2 Storage Bins.	Applicant			
Relocate the storage bins from the south side of the proposed maintenance building to a less prominent location on the east side of the building.				
CR-3 Date Palms.	Applicant			
Retain, either in place or moved to another location on the property, the date palm trees located just northeast of the Clubhouse.				
CR-4 Design Review Required.	Applicant, HLC, ABR			
The final design scheme and planting palette for the golf course and landscaping shall be reviewed by the historian of record and submitted to the City's Historic Landmarks Commission and/or Architectural Board				

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of Review, as appropriate, for their review and approval.		
CR-5 Photo-documentation. The following shall be photo-documented prior to demolition: the tennis courts (including the sandstone retaining wall), the Badminton Building, the circa-1918 service building	Applicant	
CR-6 Sandstone Blocks. Re-use, on site, the sandstone blocks from the demolished tennis court's retaining wall. Plans for the re-use shall be identified on the project plans reviewed by the Historic Landmarks Commission prior to any design approvals.	Applicant	
CR-7 Unanticipated Archaeological Resources Contractor Notification. Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop	PEC	

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appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.	If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.			
G-1 Geotechnical Recommendations.	Site preparation and project construction related to soil conditions and seismic hazards shall be in accordance	Applicant		

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with the recommendations contained in the Geotechnical Engineering Report prepared by MNS Engineers, dated June 26, 2006 or equivalent. Compliance shall be demonstrated on plans submitted for grading and building permits.				
H-1 Business Plan. Prior to issuance of a certificate of occupancy for the maintenance building, the owner shall update the business plan on file with the City Fire Department to indicate the location of the new storage area.	Applicant			
N-1 Neighborhood Notification Prior to Construction. At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the proposed project; a construction schedule including days and hours of construction; site rules; Conditions of Approval pertaining to construction activities; any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction; and the name and phone number of the Project Environmental Coordinator (PEC) and Contractor(s) who can answer questions, and provide additional information or address problems that may arise during construction. A 24-hour construction hot line shall be provided. Informational signs with the	Applicant			

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		DATE	ACCOMPLISHED		
PEC's name and telephone number shall also be posted at the site. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.					
N-2: Construction Hours.	Noise-generating construction activities (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 4:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara as legal holidays*: New Year's Day (January 1 st); Martin Luther King Jr.'s Birthday (3 rd Monday in January); President's Day (3 rd Monday in February); Cesar Chavez Day (March 31 st); Memorial Day (Last Monday in May); Independence Day (July 4 th); Labor Day (1 st Monday in September); Thanksgiving Day (4 th Thursday in November); Day Following Thanksgiving Day (Friday following Thanksgiving); Christmas Day (December 25 th) *When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday respectively shall be observed as a legal holiday.	PEC			When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours,

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using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number that is answered by a person, not a machine. Night work shall not be permitted on weekends and holidays.				
N-3: Construction Equipment Maintenance. All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.	PEC			
PS-1 Demolition/Construction Materials Recycling.	Applicant			Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse

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goals are being met.				
T-1 Construction Related Truck Trips. The route of construction-related traffic shall be established by the Transportation Engineer to minimize trips through surrounding residential neighborhoods. Construction traffic shall access the site via Summit Road directly from Hot Springs Road. Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic and noise on adjacent streets and roadways.	Applicant			
T-2 Construction Parking and Staging. Construction parking and vehicle/equipment/materials storage shall be provided on site.	PEC			
W-1 Pond Excavation. Excavation of the water features (ponds) for the golf course shall be completed in stages so that groundwater can be adequately contained in either Baker tanks or in an adjacent pit, and allowed to de-silt on-site before it is pumped into the storm drain and enters Andree Clark Bird Refuge.	PEC			
W-2 Drainage and Water Quality. Project plans for grading, drainage, storm water facilities, and project development shall be subject to review and approval by City Building Division and Public Works Department per City regulations and	Applicant			

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Regional Water Quality Control Board. Sufficient engineered design and adequate mitigation measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water quality pollutants, or groundwater pollutants would result from the project. Final engineering design of the project shall include the following: storm drain pipes should be sized to accommodate the 25-year peak flow rate, grated inlets shall be sized to accommodate twice the 100-year peak flow rate to account for partial blockage, and storm water quality treatment facilities shall treat as much runoff as is practical.				
W-3 Desilting Basins.	The two desilting/detention basins shall be routinely maintained to minimize or avoid sediment flows downstream. Equipment crews shall avoid entering the desilting basins to remove accumulated sediment or perform routine maintenance activities. Maintenance staff shall implement all applicable best management practices (BMPs) to contain sediment in the desilting basins and not allow sediment to be transported downstream during clean-out operations.	Applicant		